

LOCAL LAW 8 – 2014

To amend Chapter 342, the Zoning Code of the Village of Mamaroneck,  
To add provisions for the Harbor Island Scenic Overlay District

BE IT ENACTED by the Board of Trustees of the Village of Mamaroneck as follows:

**Section I.** Chapter 342, Zoning, of the Code of the Village of Mamaroneck is amended to add new Article XVIII, Harbor Island Scenic Overlay District, as follows:

Article XVIII. Harbor Island Scenic Overlay District.

§342-145. Purpose and Intent. The Harbor Island Scenic Overlay District is hereby adopted based upon recommendations in the Comprehensive Plan of the Village of Mamaroneck dated February 2012. The Comprehensive Plan recommends the creation of a scenic overlay district to limit the height of new development along Boston Post Road across from Harbor Island Park in order to preserve scenic views to Harbor Island Park, including from upland residential areas, and views from Harbor Island Park.

§342-146. Mapping of Harbor Island Scenic Overlay District. The area comprising the Harbor Island Scenic Overlay District is indicated on the Zoning Map of the Village of Mamaroneck.

§342-147. Height Restrictions. Notwithstanding the requirements of any underlying zoning district, within the Harbor Island Scenic Overlay District the following building height limitations shall apply:

A. The maximum number of stories shall be three.

B. The maximum height in feet shall be 38 feet.

**Section II.** The Zoning Map of the Village of Mamaroneck, as referred to in Section 342-6 of the Code of the Village of Mamaroneck, is amended to indicate the following properties as within the Harbor Island Scenic Overlay District.

Section 9, Block 40, Lots 5, 15A, 18, 20B  
Section 9, Block 52, Lots 1, 2, 3B  
Section 9, Block 53, Lots 1, 3, 4B, 6A, 8C, 10, 11

**Section III. Severability**

If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

**Section IV. Effective Date**

This Local Law shall take effect immediately upon adoption and filing in the office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.